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## **MINUTES OF COUNCIL STUDY MEETING – OCTOBER 14, 2008**

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THE CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, OCTOBER 14, 2008, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR NORDFELT.

### **THE FOLLOWING MEMBERS WERE PRESENT:**

Dennis J. Nordfelt  
Russ Brooks  
Carolynn Burt  
Corey Rushton  
Steve Vincent  
Mike Winder

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

### **ABSENT:**

Joel Coleman

### **STAFF PRESENT:**

Paul Isaac, Assistant City Manager  
John Evans, Fire Chief  
Buzz Nielsen, Police Chief  
Russell Willardson, Public Works Director  
Jim Welch, Finance Director  
Layne Morris, Community Preservation Director  
Joseph Moore, CED Director  
Richard Catten, City Attorney  
Gregg Cudworth, Acting Parks and Recreation Director  
Steve Lehman, CED Department  
Ed Domian, CED Department  
Nicole Cottle, Law Department  
Claire Gillmor, Law Department  
Tim Bywater, Law Department  
Aaron Crim, Administration  
Craig Thomas, Administration  
Jake Arslanian, Public Works Department

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1. **APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 23, 2008**  
The Council read and considered the Minutes of the Study Meeting held September 23, 2008. There were no changes, corrections or deletions.

After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held September 23, 2008, as written. Councilmember Winder seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mayor Nordfelt	Yes

Unanimous.

2. **REVIEW AGENDA FOR REGULAR MEETING OF OCTOBER 14, 2008**  
City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Council Meeting scheduled October 14, 2008. Mr. Pyle further reviewed other items on that Agenda, as follows:

**Item No. 11. H. – AUTHORIZE ISSUANCE AND SALE OF UP TO \$8.5 MILLION OF SALES TAX REVENUE BONDS, AUTHORIZING EXECUTION AND DELIVERY OF CERTAIN AGREEMENTS RELATING TO THE BONDS, AND PROVIDING FOR RELATED MATTERS**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-261 which would authorize issuance and sale of up to \$8.5 million of Sales Tax Revenue Bonds, authorize execution and delivery of certain agreements relating to the Bonds, and provide for related matters.

City Manager, Wayne Pyle, recommended the Council consider striking this item from the Agenda as bond counsel had determined the establishment of a pricing committee might not meet requirements for sale and pricing of the bonds. He stated the proposed resolution could be considered at some future date. He explained because of the highly volatile financial markets, it had been determined some flexibility as to when the bonds were sold would be to the benefit of the City. He further reported, under advisement of the City's financial advisor, bond pricing would occur when the market stabilized. He stated a Special Regular Meeting of the Council could be required to authorize the sale and pricing of the subject bonds at a future date.

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The City Council will consider proposed Resolution No. 08-261 at the Regular Council Meeting scheduled October 14, 2008, at 6:30 P.M.

### **Item No. 11. G. – RESOLUTION NO. 08-260, APPROVE AN AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH IVORY DEVELOPMENT, LLC, FOR Highbury Place Subdivision AT APPROXIMATELY 3100 SOUTH 5400 WEST**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-260 which would approve an Amendment to the Development Agreement with Ivory Development, LLC, for Highbury Place Subdivision at approximately 3100 South 5400 West.

Mr. Pyle stated that in October 2007, the City Council approved Resolution No. 07-213 authorizing a Development Agreement between the City and Ivory Development LLC for Highbury Place Subdivision at approximately 3100 South 5400 West. He also stated the subject agreement set forth development standards to enhance the residential subdivision. He indicated the purpose for the subject resolution was to update the exhibit that illustrated the community gateway icons, neighborhood entry features, and rail markers to be used in Highbury.

The City Manager reported that during the subdivision process, the developer committed to certain development standards. He stated item 9 in Exhibit B of the Development Agreement read: “Community gateway icons, neighborhood entry features and trail markers will be used to accentuate the residential areas of Lake Park. These illustrations are attached as Exhibit D.” He indicated copies of the original Exhibit D and the proposed Exhibit D had been included in the Council’s information packets.

Mr. Pyle indicated the illustrations shown in the original Exhibit D were preliminary and intended to show the general scale and massing of the monuments. He stated Zions Securities had since hired an architect to design the monuments shown in the proposed Exhibit D, which included the proposed locations of the monuments. He stated these latest designs had been reviewed and approved by the Planning Commission. He also indicated Zions believed the original concepts had been “too busy” and presented maintenance problems, and the latest designs addressed those issues.

City Manager, Wayne Pyle, stated that at the previous week’s Study Session the Council expressed a desire to see models of the proposed monuments.

The City Manager advised Don White and Mike Hathorne, Zions Securities, were in attendance to display the models and discuss details of the proposal. Mr. White assured the Council that they would maintain the quality development expected by West Valley City with the Highbury theme, which was a British architecture-type theme. Mr. White

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and Mr. Hawthorne displayed drawings comparing the original and the new proposed monuments. They also displayed models of new monuments and locations including an additional monument on 5600 West. Mr. White stated the new proposal was elegant and actually more than the original proposal at a cost of approximately \$500,000. Don White also answered questions from members of the City Council.

City Council members discussed individual opinions and made comments regarding design of the monuments, expressed concern that tiles might be painted or “tagged” with graffiti, and inquired regarding reasons for the new proposal including increased height and other issues.

Upon inquiry, the City Council had no further questions regarding any other items listed on the Agenda for the Regular Council Meeting scheduled October 14, 2008, at 6:30 P.M.

3. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED OCTOBER 21, 2008:**

A. **PROCLAMATION DESIGNATING OCTOBER, 2008, AS NATIONAL COMMUNITY PLANNING MONTH IN WEST VALLEY CITY**

City Manager, Wayne Pyle, stated at the Regular Council Meeting scheduled for October 21, 2008, at 6:30 P.M., Councilmember Steve Vincent would read a proclamation designating October, 2008, as National Community Planning Month in West Valley City.

4. **CONSENT AGENDA SCHEDULED OCTOBER 21, 2008:**

A. **RESOLUTION NO. 08-266, RATIFY THE CITY MANAGER’S APPOINTMENT OF ALFENE PAGE TO THE CLEAN & BEAUTIFUL COMMITTEE, TERM: OCTOBER 1, 2008 – JUNE 30, 2012**

City Manager, Wayne Pyle discussed proposed Resolution No. 08-266 which would ratify his appointment of Alfene Page to the Clean & Beautiful Committee for the term October 1, 2008, through June 30, 2012.

B. **RESOLUTION NO. 08-267, RATIFY THE CITY MANAGER’S APPOINTMENT OF SANDY SILLETTO TO THE CLEAN & BEAUTIFUL COMMITTEE, TERM: OCTOBER 1, 2008 – JUNE 30, 2012**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-267 which would ratify his appointment of Sandy Silletto to the Clean & Beautiful Committee for the term October 1, 2008, through June 30, 2012.

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The City Council will consider proposed Resolution Nos. 08-266 and 08-267 at the Regular Council Meeting scheduled October 21, 2008, at 6:30 P.M.

### **5. COMMUNICATIONS:**

#### **A. NEIGHBORHOOD IMPROVEMENT UPDATE**

City Manager, Wayne Pyle, discussed efforts in neighborhood improvement, code enforcement and others, especially with creation of the new Community Preservation Department. Mr. Pyle advised staff had a lot of good information to present to the City Council regarding progress being made in this regard.

Using PowerPoint, staff members respectively presented information summarized as follows:

Layne Morris, Community Preservation Department

- Code enforcement – graffiti
- Code enforcement – residential
- Map of code enforcement beats
- Survey – ongoing items of focus and impacts on enforcement
- Public education efforts
- Trends
- Issues

Tim Bywater – ACE (Administrative Code Enforcement) Program Improvements

- Staffing
- Database
- Increased efficiency measurements
- Summary of improvements

Claire Gillmor – Rental Unit Task Force

- Settlement Agreements
- Photographs of properties brought into compliance
- Good Landlord Program
- Future endeavors to expand efforts

Ed Domian – Building Issues

- Map of building inspection areas
- Enforcement methodology
- Typical quarterly actions by staff
- Timetable
- Photographs of properties with structures in violation or illegal additions

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Buzz Nielsen – Community Services

- Reorganization of Division to expand the COP program
- Purpose
- Coordination of intelligence information with City departments and other entities
- Tracking system
- Goals and benchmarking

Russell Willardson – Public Works Programs

- Streetlight and signage
- Neighborhood dumpsters
- Street sweeping
- Sidewalk and park strip cleaning maintenance

City Manager, Wayne Pyle, stated all of the above-mentioned efforts were to improve the community. Mr. Pyle expressed appreciation to staff in all the involved departments.

During the above presentation, City Manager, Wayne Pyle, and staff members answered questions from members of the City Council.

The City Council expressed appreciation to the City Manager and staff for the information provided.

### **B. COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the Council had previously received a Memorandum outlining upcoming meetings and events as follows: October 15, 2008: Lake Park Golf Social, Stonebridge Golf Course, 8:00 A.M.; October 17-18, 2008: Tahitian Fete, UCCC; October 20-31, 2008: Early Voting at City Hall, Multi-Purpose Room, 12 Noon – 7:00 P.M. (October 31, 2008 – 11:00 A.M. – 6:00 P.M.); October 21, 2008: Council Study Meeting, 4:30 P.M. at Fire Station #73, 2834 South 2700 West, Regular Council Meeting, 6:30 P.M.; October 22, 2008: Open House – 5200 West Improvement Project, Carl Sandburg Elementary, 3900 South 5325 West, 5:00 P.M. – 7:00 P.M.; October 23, 2008: ChamberWest General Membership Meeting and “Meet the Candidates,” E-Center, 11:45 A.M.; October 28, 2008: Council Study Meeting, 4:30 P.M. at UCCC; Regular Council Meeting 6:30 P.M.; November 1, 2008: Utah Folk Arts Celebration and Day of the Dead Fiesta, UCCC; November 4, 2008: General Election, Polls Open 7:00 A.M. – 8:00 P.M.; November 4, 2008: Council Study Meeting, 4:30 P.M. at UCCC; Regular Council Meeting, 6:30 P.M.; November 11, 2008: Veteran’s Day Holiday – City Hall closed; November 18, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 22, 2008: Turkey Trot 5k

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Run/Walk at Centennial Park; November 22, 2008: Winter Ethnic Arts Market, UCCC; November 25, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 27, 2008: Thanksgiving Holiday – City Hall closed; December 1 thru January 6, 2009: Trees of Diversity Exhibit, UCCC; December 1, 2008: Walk with Santa at Centennial Park, 6:00 P.M.; December 2, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 8, 2008: Winter Concert, UCCC; December 9, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 16, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and December 24 & 25, 2008: Christmas Holiday – City Hall closed.

6. **NEW BUSINESS SCHEDULED FROM 6:00 P.M. TO 6:30 P.M.:**
  - A. **DOMESTIC VIOLENCE AWARENESS PROGRAM IN THE LOBBY OF CITY HALL**

Mayor Nordfelt adjourned the Study Meeting and invited the City Council and staff to attend the Domestic Violence Awareness Program to be held in the lobby of City Hall from 6:00 P.M. to 6:30 P.M.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, OCTOBER 14, 2008, WAS ADJOURNED AT 5:58 P.M., BY MAYOR NORDFELT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, October 14, 2008.

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Sheri McKendrick, MMC  
City Recorder

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